

SPROUTS Anchored Retail Development

15

132,000 VPD

15

Clinton Keith Rd

Wildomar Trail

DUTCH BROS
Coffee

SPROUTS
FARMERS MARKET

NWC Clinton Keith Rd & Wildomar Trail
Wildomar, CA

Drive-thru Pad Available
1,000 - 2,990 SF
Retail Spaces Available

CBRE



Highlights

- Proposed Sprouts Grocery anchored shopping center in rapidly growing Wildomar
- Shops for lease from $\pm 1,000$ SF - 2,990 SF and $\pm 2,600$ SF drive-thru on Clinton Keith Rd
- Located at busy intersection surrounded by major retailers including Albertson's, Grocery Outlet, Chipotle, McDonald's and more
- High income area with average household income of \$152,355 within 1 mile
- Located off the I-15 freeway with 132,000 vehicles passing daily

ACE
Hardware

WaBa grill



Denny's

Albertson's



The Neighborhood

Oaks Creek Center



Wildomar Square



Clinton Keith Village



GROCERY OUTLET
bargain market

15



Clinton Keith Rd

132,000 VPD

15

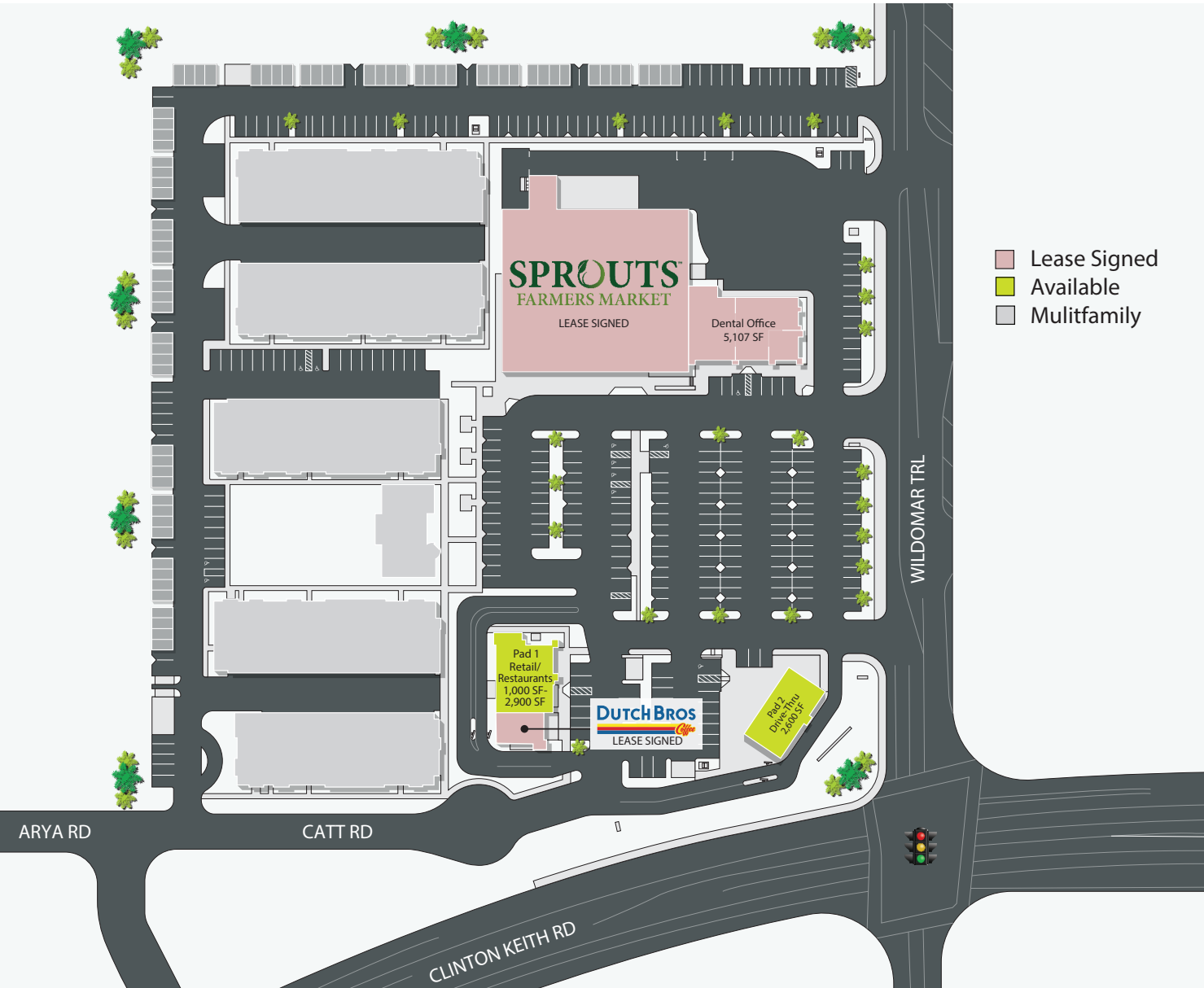
Wildomar Trail

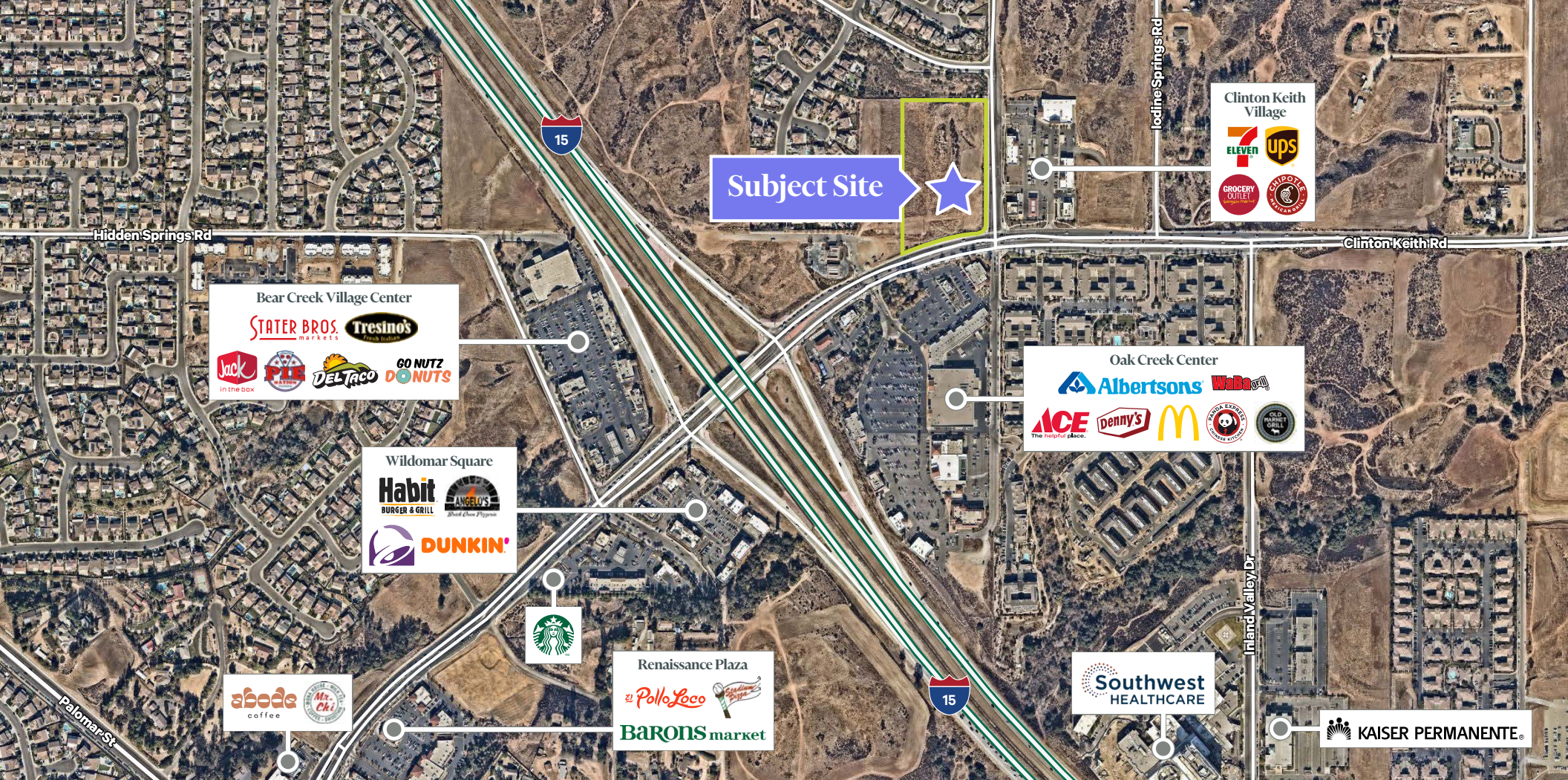


Bear Creek Village Center



Site Plan





Welcome to the Neighborhood

Wildomar is a charming city located in Riverside County, California, nestled in the heart of the Inland Empire. It offers a small-town feel with a mix of rural and suburban charm. Wildomar offers a small-town feel with a mix of rural and suburban charm. The city is surrounded by rolling hills, scenic trails, and picturesque parks, making it an ideal destination for outdoor enthusiasts.

\$152,355
Avg. Household Income
(1 Mile)

22,338
Households
(3 Miles)

137,856
Population
(5 Miles)

39.9
Median Age
(3 Miles)



**For More Information,
Please Contact:**

Brandon Beauchemin

+1 909 418 2000

Lic. 01338753

brandon.beauchemin@cbre.com

Kelly Murphy

+1 909 418 2049

Lic. 00894640

kelly.murphy@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.